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**WHITEHILL COTTAGE,
SANQUHAR, DG4 6JW**



Detached cottage in beautiful rural location approximately 1 mile North of the Royal Burgh of Sanquhar with panoramic views across the Nith Valley.

Accommodation consists of: 1/2 Public Rooms, Kitchen, Utility Room, Shower Room, 2/3 Bedrooms, Office, Double Glazing, Oil Fired Central Heating, Off road Parking, Gardens to front, side and rear.

GUIDE PRICE £165,000

GENERAL

All curtains and blinds will be included in sale.

Sanquhar occupies a good central location in the south west of Scotland. The county towns of Ayr and Dumfries are approximately 30 miles away and Glasgow and Edinburgh can be reached in about 1 1/2 hours by road. Sanquhar railway is on the Glasgow/Carlisle line with a change at Carlisle for London. The town lies on the route of the Southern Upland way.

Sanquhar has a Primary and secondary School, a wide selection of shops, library, health centre, pharmacy, bank, Post Office, swimming pool and a 9 hole golf course. The area is well known for its Salmon fishing on the river Nith and tributaries.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule and Hallway

Double glazed panelled storm door to entrance vestibule which has wood effect laminate flooring. Double glazed windows to the front with fitted blind included in sale. Glazed panelled door to the main hallway which has a central heating radiator, wood effect laminate flooring and 1 x 13 amp power point.

Living Room

14' 4" X 14' 3" (At widest points)

This is a room of great character with feature natural stone wall with wood burning stove inset on slate tiled hearth. Natural wood roof beams. Large double glazed sliding patio door and panel to the garden. Double glazed window with fitted blind and deep set sill offering views across the Valley to the hills beyond. Wood effect laminate flooring. Glazed panelled door to the kitchen. 4 x 13 amp power points. Central heating radiator.



Dining Room

17' 7" X 13' 3"

Spacious light room with double glazed double doors to the front with beautiful views down the valley and double glazed window to the rear with deep set sill, cupboard below and fitted blind. Attractive fireplace with natural wood mantel and slate surround enclosing a modern wall mounted pebble effect electric fire. Two central heating radiators. 10 x 13 amp power points. Fitted carpet. Cornicing. TV aerial point. Telephone point. Glazed panelled door to main hallway. This

room could easily be converted to a bedroom(s) and/or dining room.



Kitchen

14' 1" X 11' 1" (At widest points)

L-shaped room of which measurements do not include natural stone area which is partly shelved and glazed panelled door leading to the living room. Modern kitchen with a wide range of work tops, base units and wall cupboards. Sink. Stainless steel extractor fan. Tiled splashback. The cooker and fridge freezer will be included in sale. Alcove which is partially shelved. Tiled flooring. Double glazed floor to ceiling window and door to the garden with fitted vertical blinds. Central heating radiator. 7 x 13 amp power points. Glazed panelled door to the dining room.



Utility Room

10' 3" X 5' 9"

Double glazed windows to the front with superb views and also double glazed window to the side with fitted blinds. Work top with base units. Plumbed for automatic washing machine which is included in sale. Single drainer sink unit. Tiled flooring. 10 x 13 amp power points. The boiler is situated in this room.

Shower Room

9' 1" X 4' 6"

Modern suite consisting of large double shower cubicle with Mira Sports electric shower unit, WC and wash hand basin. Fully tiled walls and floor. Heated towel rail. Double glazed frosted glass window. Sunken ceiling lights. Fitted mirror.



Stair and Upper Landing

From the main hallway glazed panelled door leads to the staircase and upper landing with the stair and landing carpets included in sale. Double glazed velux window. Central heating radiator. 1 x 13 amp power point.

Bedroom 1

13' 8" X 13' 1" (At widest points)

Double glazed window with deep set sill and fitted vertical blinds with views to the Crawick Multiverse. Central heating radiator. Fitted carpet. Partly coombed ceilings. 4 x 13 amp power points.



Bedroom 2

13' 5" X 13' (At widest points)

Double glazed window with deep set sill and fitted vertical blinds with views across the valley. Central heating radiator. Partly coombed ceilings. Fitted carpet. 4 x 13 amp power points. Wall mounted electric fire.



View from Bedroom 2



Office

7' 8" X 6' 5"

Double glazed velux window. Wooden flooring. 1 x 13 amp power point.

Parking

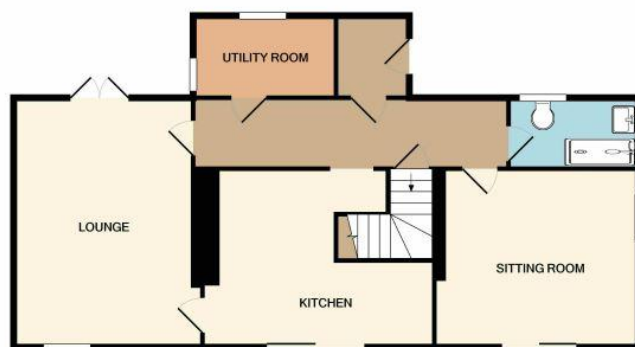
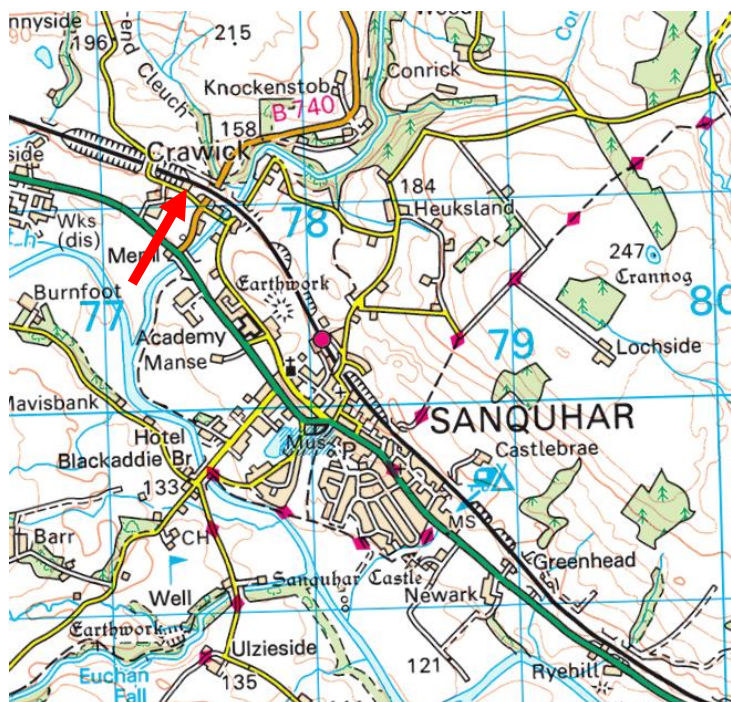
The property benefits from a large tarmac parking area with space for up to 4 cars.

Outside

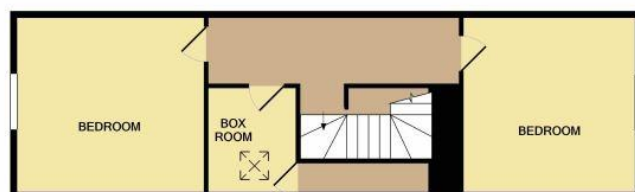
Situated in rural location with gardens to the front, side and rear, the property is able to take full advantage of the views of the surrounding countryside.

To the rear there is paved patio area and steps up to garden laid principally in lawn with large newly fitted raised decking area and summer house, taking in the stunning views, included in sale. Pathway and a number mature trees lead to further gravel area with two garden sheds, greenhouse and wood stores included in sale.

The garden to the side of the property is laid in lawn and paved pathway leading to the front, again laid principally in lawn with areas of red chips and gravel. Potting shed included in sale. Outside water faucet.



GROUND FLOOR



1ST FLOOR

This plan is not to scale and is intended for general illustrative purposes only.

Notes

1. Services: Mains water and electricity. Private drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG4 6JW
Council Tax Band D
EPC= E
5. All internal photographs have been taken using a wide angled lens. Please note that since the main photograph was taken a large decking area with summer house has been added and the oil tank moved.
6. Entry by arrangement

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